



**मूल कोशिका विज्ञान एवं पुनर्योजी औषधि संस्थान (ब्रिक-इनस्टेम)**

**ब्रिक, जैव प्रौद्योगिकी विभाग, विज्ञान एवं प्रौद्योगिकी मंत्रालय, भारत सरकार के अधीन एक स्वायत्त  
अनुसंधान संस्थान**

**Institute for Stem Cell Science and Regenerative Medicine (BRIC- inStem) An Autonomous RI  
of BRIC, Department of Biotechnology, Ministry of Science & Technology, Govt. of India**

**INVITATION FOR REQUEST FOR EXPRESSION OF INTEREST (ROEI) FOR  
PREQUALIFICATION OF ARCHITECTS/ARCHITECTURAL FIRMS**

**VOLUME- I**

**Name of the Work:**

**PROVIDING COMPREHENSIVE ARCHITECTURAL DESIGN CONSULTANCY  
SERVICES TO THE PROPOSED CReATE LABORATORY & ASSOCIATED  
BUILDINGS AT BRIC-InStem CAMPUS, BANGALORE.**

**ROEI No.:inStem/15021/15/ROEI-01/2025-26 Dated 22.12.2025**



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**CONTENT**

<b>Section</b>	<b>DESCRIPTION</b>	<b>Page Nos.</b>
I	Brief ROEI Details	3-6
II	Information's to the participating firms	7-12
III	Selection procedure, Eligibility, Qualification & Evaluation Criteria's	13-20
IV	Instructions for the participating applicants	21-25
V	Instructions regarding online submission	26-29
VI	Annexures and Forms	30-43

**Institute for Stem Cell Science and Regenerative Medicine (BRIC-inStem),  
GKVK Post, Bellary Road, Bangalore - 560065. Ph: 91-80-6194-8001**

**www.instem.res.in**

**REOI Notice No: inStem/15021/15/REOI-01/2025-26 Dated 22.12.2025**

**SECTION I-BRIEF REOI DETAILS**

<b>1.0 Basic REOI Details</b>			
<b>Tender Title &amp; Name of the Project</b>	Request for Expression of Interest for Consultancy Services "PROVIDING COMPREHENSIVE ARCHITECTURAL DESIGN CONSULTANCY SERVICES TO THE PROPOSED CReATE LABORATORY & ASSOCIATED BUILDINGS AT BRIC-InStem CAMPUS, BANGALORE."		
<b>Tender Reference Number</b>	inStem/15021/15/ REOI-01/2025-26 Dated 22.12.2025	<b>Tender Type</b>	Expression of Interest-EOI
<b>Tender Category</b>	Consultancy Services	<b>Product Category</b>	Consultancy
<b>No. of Covers</b>	Single Cover	<b>Domestic/ Global Procurement</b>	<i>Domestic</i>
<b>Organisation</b>	Department of Biotechnology	<b>The Procuring Entity</b>	BRIC-inStem
<b>Authority on whose behalf EOI is invited</b>	The Director	<b>Tender Inviting Authority (TIA)</b>	<i>Registrar</i>

<b>Address</b>	Institute for Stem Cell Science and Regenerative Medicine (BRIC-inStem), GKVK Post, Bellary Road, Bangalore - 560065. Ph: 91-80-6194-8001, www.instem.res.in		
<b>2.0 Critical Dates</b>			
<b>Published Date</b>	22.12.2025	<b>EOI Validity</b>	60 days from the date of EOI Opening
<b>Document Download Start Date &amp; Time</b>	22.12.2025 @ 15:00Hrs	<b>Document Download End Date &amp; Time</b>	05.01.2026 @11:00Hrs
<b>Clarification Start Date &amp; Time</b>	23.12.2025	<b>Clarification End Date &amp; Time</b>	01.01.2026@16:00 hrs

<b>EOI Submission Start Date &amp; Time</b>	25.12.2025@ 11:00Hrs	<b>EOI Submission Closing Date &amp; Time</b>	05.01.2026@11:0 0Hrs
<b>EOI Opening Date &amp; Time</b>	05.01.2026@15:30Hrs		
<b>3.0 Eligibility and Qualification Criteria</b>			
<b>Nature of Consultants eligible and association with sub-consultants /JV</b>	<i>As per the section-III of the REOI document</i>		
<b>4.0 Obtaining the REOI document and clarifications</b>			

<b>eProcurement Entity's Portal/ Help Desk</b>	DBT Ewizard	<a href="https://dbt.ewizard.in/HomePage/loadSiteHomePage/iMSwyJhT59QNo3-to9tpGQ">https://dbt.ewizard.in/HomePage/loadSiteHomePage/iMSwyJhT59QNo3-to9tpGQ</a>
	eprochelpdesk.01@gmail.com, eprochelpdesk.44@gmail.com	
<b>Cost of ROEI document (INR)</b>	<i>Nil</i>	
<b>Office/ Contact Person/ email for clarifications</b>	<b>Office of the Civil Eng.,Arch.,&amp;Int., BRIC-inStem</b> <b>Email : <a href="mailto:krakshith@instem.res.in">krakshith@instem.res.in</a>, <a href="mailto:rajesh@instem.res.in">rajesh@instem.res.in</a></b> <b>Ph:080-6194-8166/8171</b>	

<b>5.0 Pre-EOI Conference</b>	
<b>Pre-EOI Conference proposed to be held?</b>	<i>No</i>
<b>6.0 Preparation, Submission, and Opening of EOIs</b>	
<b>EOIs to be addressed to</b>	The Director, BRIC-inStem
<b>Instructions for Online EOI Submission</b>	<i>Ref Section-V for detailed assistance for EOI preparation and submission through online</i>
<b>Language of Submission</b>	<i>English</i>
<b>EOI Opening Place</b>	<i>On e-procurement portal(s) mentioned above</i>

7.0 Evaluation of EOI and Qualification Criteria - As per the Section-III of REOI			
8.0 About RFP that would follow			
<b>RFP to be issued</b>	Limited to shortlisted Consultants from this EOI	<b>Form of Contract from RFP</b>	<i>Percentage based</i>
<b>Selection Method</b>	QCBS	<b>Bid Security Requirements</b>	<i>As per the RFP document</i>
<b>Performance Security</b>	<i>Yes – shall be detailed in the RFP</i>		



Registrar, BRIC-inStem

Tender Inviting Authority

## SECTION-II: INFORMATION TO THE PARTICIPATING FIRMS

### 1. Introduction

The Institute for Stem Cell Science and Regenerative Medicine (inStem) is an autonomous research institute of Bio Research & Innovation Council (BRIC) , under the aegis of the Department of Biotechnology, Ministry of Science and Technology, Government of India.

BRIC-inStem's mandate is to solve complex problems in areas of stem cell science and tissue regeneration, with disease relevance.inStem's vision is to establish a national Centre for Research, Application and Training in human Embryology (CReATE) to study early development for human health. It is proposed to build a State of art research facility dedicated to the study of stem cells and regenerative biology with an emphasis on clinical translation.CReATE will collaborate nationally to position India as a leader in developmental biology and regenerative medicine. The research conducted will have far-reaching implications for understanding human biology, improving healthcare, and developing innovative therapies for various diseases and conditions.

The proposed CReATE center and the transit hostel will be established within the vacant land available from the total of 15 acres of land .

### 2. REQUEST FOR EXPRESSION OF INTEREST

BRIC-inStem is proposed to construct a laboratory building, transit hostel, at its campus located at GKVK, Bellary road, Bangalore-65, together with a built-up area of approximately 6000 Sqm .

Applications through the online procurement system <https://dbt.ewizard.in/HomePage/loadSiteHomePage/iMSwyJhT59QNo3-to9tpGQ> are invited from the reputed Architects/Architectural firms for "**Expression of Interest (EOI) "** on or before **05.01.2026 @11:00Hrs**

**Criteria for participation:**

Architects / Firms who will fulfil the following criteria shall be considered for participation:

1. Members of the Institution of Architects and the Indian Council of Architects, and
2. Have completed similar Consultancy assignments during the last 7 years, as on last date of submission of EOI, as listed below.
  - i. Experience in evolving a master plan for an academic campus
  - ii. Experience in planning and providing consultancy works for similar Research Educational Institution buildings.

BRIC-inStem is on the lookout for a reputed Firm of Architects and planners for providing Comprehensive master plan & Architectural Consultancy Services in the following disciplines.

- Campus planning
- Architectural design & detailing
- Structural, Public Health, Electrical, Mechanical ventilation/HVAC services, Elevators and Firefighting system.
- Building Automation, LAN, Communication, PA system
- Horticulture and landscape works, etc.

It is anticipated that the construction will commence by April 2026 and will be completed in a phased manner within 2 years.

Eligible and interested firms may submit their Expression Of Interest through online mode at DBT-Ewizard portal <https://dbt.ewizard.in/>. For further details advertisement and formats please visit our website, [www.instem.res.in](http://www.instem.res.in) or DBT E Wizard <https://dbt.ewizard.in/> or <https://eprocure.gov.in/epublish/app>

**3. The Site : Physical attributes**

The proposed construction site is located within the BRIC-inStem 15 acre campus at GKVK, Bellary road, Bengaluru, Karnataka. The proposed construction land is in two parcels. The CReATE center location is bounded by internal roads and existing

academic and service buildings and the transit hostel land located close to the existing multistory hostel building.(Ref.Annexure-1 : Site Layout plan )

#### 4. Design Philosophy

The BRIC-inStem campus would be an integrated campus surrounded by natural beauty, green cover, and water beds (ponds). The Project should incorporate design principles that incorporate functionality, sustainability, accessibility, connectivity (both physical and virtual) and portray the values of openness and collaboration and be future-proof at the same time.

The new construction should incorporate the philosophy of holistic, multidisciplinary, collaborative endeavour and provide a stimulating environment for academic pursuit and facilitate interactions among researchers. The Centre is envisaged as state-of-the-art and 'smart' with the ambience and aesthetics of global standards, blending modernity and local culture and with an ***ability to expand vertically in future to accommodate larger occupancy***. The master plan must incorporate the following parameters:

- Ecological Sustainability: Ecological planning in sync with the unique topography of the area. The landscape design should encourage the local flora and fauna and create an appropriate ecosystem.
- Hydrological Planning (Water Management)
- Energy conservation, waste management, efficient utilisation of materials etc., to ensure achievement of at least 4-Star GRIHA rating.
- Universal Accessibility: Safe and easily accessible to persons with disabilities and unique requirements of any kind.
- Smart, Digital and Future Proof: Smart-digitally and seamlessly connected campus. The entire Project must be future proof with built-in flexibility to accommodate the technical and pedagogical advances in the foreseeable future.
- Open and Barrier Free: Open and barrier-free and allow for social interaction. Design built spaces to integrate with the natural slopes and optimising the amount of cutting and filling by placing the built forms at strategic heights and locations and accessible terraces for interactive activities.

## 5. Present Requirement and Broad scope of work

It is proposed to set up a national center CReATE at the BRIC-inStem campus, GKV, Bellary road, Bengaluru. The proposed construction is to be integrated with the existing services system and infrastructure-built environment :

Comprising of the following buildings & facilities: -

No.	Description	Aprox. Area (Sqm)
1	LABORATORY BLOCK	5000
2	TRANSIT HOSTEL	1000
<b>Total Built-up Area Approx. (Sqm)</b>		<b>6000</b>

The built-up area indicated herein is approximate and subject to change. No participating bidder, nor the successful bidder/Service Provider to whom the work is awarded, shall have any right, entitlement, or basis to raise any additional claim, request, or compensation of any nature whatsoever arising from any variation (increase or decrease) in area, irrespective of the magnitude of such variation. The stated area is provided solely for indicative purposes to convey the proposed scope of the project.

### Infrastructure facilities to be designed

1. Transformer yard, DG room /sub station (Existing system to be evaluated & integrated )
2. Treatment plant/Effluent treatment plant.(Existing system to be evaluated & integrated )
3. Under ground sump (Existing system to be evaluated & integrated )
4. External water supply scheme and Rain Water Harvesting (New wherever necessary and Existing system to be evaluated & integrated )
5. Site development, drains, Road, Landscape, horticulture & etc, specifics to the land identified for the proposed constructions.

6. Identifying and proposing suitable locations for the future development envisaged in relation to the campus overall infrastructure functioning.

**Broad scope of work:**

The role of the selected firm is to provide a complete and Comprehensive Master plan for proposed inStem facility, considering the feature plan envisaged, Architectural and Engineering design concepts, drawings and details, for all services required for construction of the CReATE centre and the transit hostel, from the stage of data collection to completion of the building, but not limited to the following:

1. Evolve the most appropriate master plan of the facilities planned, indicating the existing infrastructure, providing connectivity between the existing & new facilities & including of future expansion plan of the institute
2. Conceptual design and drawings
3. Space requirements and space planning
4. Preparation of Design Basis Reports (DBRs).
5. Service requirements (Area-wise) and planning.
6. Structural systems and other engineering services etc.
7. Cost Estimates (preliminary, detailed, etc.) as per the applicable procedures for Govt. works.
8. Preparation of Tender documents for engaging Contractors for construction.
9. Furnishing building drawings containing the following:
  - a. All Floor plans & details for Architectural - Structural-PH-Firefighting - Electrical-HVAC -Horticultural works, etc.
  - b. Sections and Elevations.
  - c. Co-ordination drawings including services
  - d. Report indicating design philosophy, budgetary cost estimates, proposals for execution etc.
  - e. Furniture layout.
  - f. 3D view/model/computer walk through etc.
  - g. Internal & extremal finishing details with area chart.
  - h. Inspection during construction for execution.
  - i. Completion report and drawings, etc.
  - j. As built drawings

- k. Certification of 'As-built' drawings prepared by the Contractor.
  - l. .Architectural design considering the sustainability dimensions, including proposing energy efficient methods, materials, energy efficient space etc,.
- 10.Approval of samples, finishing schedule, technical specifications, finishing materials to be submitted by the contractor
- 11.Any other necessary/relevant/ essential documents /diagrams/ drawings etc. such as of the above-mentioned parameters.



**Registrar, BRIC-inStem**

**Tender Inviting Authority**

### SECTION-III: SELECTION PROCEDURE, ELIGIBILITY, QUALIFICATION & EVALUATION CRITERIA

#### 1. Aim & Objectives

- The aim is to shortlist suitable reputed Architects, Planners and Engineering Design Consultancy firms for participation in a tender competition for providing Architectural services for INSTITUTE FOR STEM CELL BIOLOGY AND REGENERATIVE MEDICINE, GKV CAMPUS, Bangalore.
- The Architect/Architectural firm who qualify in the evaluation based on a weighted average score combining quality and cost shall be appointed as Architectural Consultant for providing Comprehensive Architectural Design Consultancy Services. The quality criteria may also include design competition and/or site visit and/or presentation in the case institute finds required as part of the technical evaluation.

#### 2. Selection process

The selection of the consultancy firms will be in the following stages :

Stage	Description
Stage-1	EOI (Vol-I). This is only to prepare a shortlist of applicants based on the objective evaluation of the credentials of prospective consultants who fulfil the mandatory eligibility criteria for Stage 1.
Stage-2	<p>Request for Proposal (RFP) Vol-II shall be given to the Applicants shortlisted after Stage-1, and they shall be required to submit a separate "Technical Proposal" and "Financial Proposal" as per the prescribed procedure. Details regarding this stage shall be provided in the RFP document to be issued later. The system of evaluation of EOIs shall be QCBS (Quality and Cost Based Selection as per GFR 2025)</p> <p><b>2a- <u>Eligibility &amp; qualification evaluation:</u></b> Techno-commercial proposals shall be evaluated by a Committee to be appointed by BRIC-inStem.</p>

	<p><b>2b- Presentation</b> - The shortlisted applicants shall present their Design Proposal and proposed framework for its implementation, monitoring and evaluation before the designated Committee. The proposal shall include the drawings, three-dimensional visualisation, technological proposals, costs involved, timelines and deliverables, etc., duly supported by data. The details of documents, drawings, reports and the procedure for their submission and other requirements at this stage shall be as given in the RFP document. The date and time of which shall be decided and communicated separately.</p>
Stage-3	<p><b>Financial proposal:</b> The price offer opening, evaluation, and award of the score by a Committee to be appointed by BRIC-inStem. Details of score assignment and equations for computation shall be as given in the RFP document.</p>
Award criteria	<p>Based on the marks awarded and the marks obtained in the technical proposal (both 2a &amp; 2b) and in the financial proposal, the shortlisted Applicants will be ranked on the combined total score. Weightages for calculating the combined total score will be as follows: Technical Proposal (70% weightage), Financial Bid (30% weightage)</p> <p>At this stage, the Applicant whose combined score is highest shall be awarded the Contract.</p>
<b>Note:</b>	<p>During the shortlisting of the application, BRIC-inStem has the right to restrict the number of participants to an acceptable limit between 10 and 15 based on the highest order found in the prequalification evaluation score, in case it finds the maximum number of qualifying applications.</p>

### **3. Eligibility and Qualifying Requirements**

Subject to other provisions in the REOI document, participation in this shortlisting process is open to all Consultants who fulfil the following mandatory 'Eligibility' and 'qualification' criteria:

#### **1. Eligibility criteria**

Since architectural concept and design are the prime considerations, reputed Architects/Architecture firms (combined with Engineering Consultancy/urban designer) shall be the main lead for the project. Hence applications from individuals / firms with major exposure to Architectural works will be considered.

Architectural and Engineering Design Consultancy firms shall have adequate in-house expertise and experience in planning, designing architectural concept and designs, structural, civil, public health, Electrical, HVAC services, Elevators, firefighting systems, Building Automation, LAN, Communication, Gas piping, Interior works, Horticulture & landscaping etc., required for completing and making the building functional.

Consultants should meet the following eligibility criteria as of the date of their EOI submission and should continue to meet these until the subsequent RFP process and contract award. Consultants shall be required to demonstrate fulfilment of the following Eligibility criteria :

1. must be a natural person (an individual Consultant), a private entity (a Consulting Company/ LLP /Partnership firm/ Society registered under an applicable Act in India), a public Entity (Government-owned enterprise or institution), or unless otherwise stipulated Joint Venture/ Consortium (an association of several persons, firms, or companies -hereinafter referred to as JV/C).
2. Must be a Consultancy Services provider with valid registration regarding GSTIN,PAN, EPF, ESI, Labour, or equivalent registration certificate issued by the concerned authority/government as applicable to the subject Services.
3. Must not be insolvent, in receivership, bankrupt or being wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be the subject of legal proceedings for any

of aforesaid reasons. (Including their affiliates, subsidiaries, or contractors/ sub-consultants for any part of the contract):

4. Must not stand declared ineligible/ blacklisted/ banned/ debarred by the Procuring Organisation or its Ministry/ Department from participation in its procurement processes; and/ or
5. Must not be convicted (within three years preceding the last date of EOI submission) or stand declared ineligible/ suspended/ blacklisted/banned/ debarred by appropriate agencies of the Government of India from participation in procurement processes of all its entities, for:
  - a. offences involving moral turpitude in business dealings under the Prevention of Corruption Act, 1988 or any other law; and/or
  - b. offences under the Indian Penal Code or any other law for causing any loss of life/ limbs/ property or endangering Public Health during the execution of a public procurement contract and/ or
  - c. suspected to be or of doubtful loyalty to the Country or a National Security risk as determined by appropriate agencies of the Government of India.
6. Must not have changed its name or created a new "Allied Entity", consequent to having declared ineligible/ suspended/ blacklisted/ banned/ debarred as above.
7. Must not have an association (as a consultant/ partner/ director/ employee in any capacity)
  - a. of any retired employee (of Gazetted Rank) or any retired Gazetted Officer of the Central or State Government or its Public Sector.Undertakings, if such a retired person has not completed the one year cooling-off period (or any other period stipulated by their erstwhile Employer) after his retirement. However, this shall not apply if such employees/ officers have obtained a waiver of the cooling-off period from their former organisation.
  - b. of the near relations of executives of Procuring Entity involved/likely to be involved in this procurement process
8. Must not have a conflict of interest which substantially affects fair competition. No attempt should be made to induce any other consultant to submit or not to submit an EOI to restrict competition.
9. must fulfil any other additional eligibility condition, if any, as may be prescribed in the EOI document.

10. must provide such evidence of their continued eligibility to the Procuring Entity if requested.
11. Alternatively, the Architects may form a consortium of firms/individuals/sub consultants for providing total support and expertise to the requirements of BRIC-inStem. However in such a case, consortiums will have to EOI through a single Architect/Architectural Consultancy firm which is appointed as the leader of the consortium. BRIC-inStem will deal only with this Single Architect / Architectural Consultancy firm at all times. This firm will be responsible for delivering on all aspects of the project, and extracting results from, as well as providing leadership to all consortium members. This firm will be the one and sole window of communication for BRIC-inStem.
12. An individual member applying as a sole Architectural and Engineering Design Consultancy firm cannot at the same time be a member of any consortium applying for this project. Further a member of any other consortium cannot be a member of another consortium applying for this project.

## **2. Qualifying Criteria**

1. Architectural and Engineering Design Consultant firms that follow the eligibility criteria laid down by the Council of Architecture (India) are eligible to participate in the competition. The onus of the Architectural and Engineering Design Consultancy firm's eligibility as per the Council of Architecture (India) guidelines shall rest with the firm itself.
2. **Turnover:** Minimum average annual turnover of at least Rs 3.95 Crores, at least 50% of which should be from Consultancy Service Contracts, calculated as total certified payments received for contracts in progress or completed within the last 5 years. The financial year in which no financial turnover exists will be counted as zero Financial Turnover for that particular year for calculating the average.
3. **Experience:** The applicant should have satisfactorily completed a similar Consultancy assignment as given below, during the last 7 years, as on ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited, as listed below:

- a. At least one Project costing not less than Rs.36Cr or
  - b. Two projects, each costing not less than Rs.27Cr., or
  - c. Three projects, each costing not less than Rs 18Cr
4. At least one of the above works must comprise services like Electrical, HVAC, Water Supply, Sewerage, etc.
5. **Similar Consultancy assignment means:** Architectural Engineering consultancy for planning & designing of Architectural, Civil Engineering, Public Health, Electrical, Air Conditioning, Communication, Horticultural & Other services for the works for the Research Educational Institutional buildings.
6. Information regarding work experience to be furnished along with the EOI, relevant formats indicated in this document.

Information about the organization along with names & details of various services in house or Participant Associates to whom job is proposed to be assigned & names personnel to be associated with their qualifications & experience to be furnished along with EOI, in relevant formats indicated in the document.

### **3. Evaluation Criteria**

For shortlisting, applicants will be evaluated in the following manner

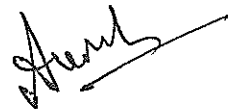
NO.	Parameter	Maximum marks	Criteria's
1	Organization	20	<p>I. Organizational set up &amp; Office Locations, Form "A" (5 Points)</p> <p>II. Curriculum Vitae of Professionals, -Form B (15 Points)</p>
2	Relevant Experience & Performance of services	65	<p>I. Experience in similar nature of work completed during last 07 years, Form "C" (30 Points)</p> <p>II. Performance of services for the similar nature of work furnished -Performance Report (Form "D") -(10 Points)</p> <p>III. Work Portfolio Exhibiting Excellent Architectural Skills/Innovative designs (few visuals to be enclosed) - (10 points)</p> <p>IV. Previous experience with Autonomous body/Central Govt/Reputed institute. (10 Points)</p> <p>V. Experience in Green Building with (GRIHA rating documents to be enclosed) - (5 Points)</p>
3	Financial Strength	15	<p>Average annual turnover (Form -"E")</p> <p>(i) 60% marks for minimum eligibility Criteria.</p> <p>ii) 100% marks for twice the minimum eligibility criteria or more in between (i) &amp; (ii) on a pro rata basis.</p>
	Total	100	

**For short listing, the applicant must secure at fifty percent in each parameter ,  
with aggregate mark of 60%.**

Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has:

- i. Made misleading or false representations or deliberately suppressed the information in the forms, statements and enclosures required in the pre-qualification document.
- ii. Record of poor performance, such as abandoning work, not properly completing the contract, or financial failures/weaknesses etc.,

Shortlisting of the consultants shall be subject to thorough verification of their credentials and inspection of similar works carried out/in progress by them (if necessary) through a Technical Committee of experts to be constituted by BRIC-inStem.



**Registrar, BRIC-inStem**

**Tender Inviting Authority**

#### **SECTION-IV: INSTRUCTIONS FOR PARTICIPATING APPLICANTS**

1. Letter of transmittal and forms 'A to E' seeking information/documents given in the Appendix
2. The particulars of the project given in Section- II are only indicative and subject to change and may be considered only as advance information to assist the prospective applicant.
3. All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a nil or no such case entry should be made in that column. If any particulars/ query is not applicable in case of the applicant, it should be stated as not applicable". The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information shall result in the applicant being summarily disqualified. Applications made by fax or Email and those received late will not be entertained.
4. The application should be submitted only through online mode i.e DBT wizard . The applicant should sign and affix his office seal on each page of the EOI document downloaded from the inStem website/DBT-Ewizard. Overwriting should be avoided. Corrections, if any, should be made by neatly crossing out, initialling, dating and rewriting. The applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project. Pages of the prequalification document are numbered. Additional sheets, if any added by the applicant, should be numbered. All these should be submitted as a package with a signed Letter of Transmittal. Superfluous information need not be furnished, and no information shall be entertained after submission of EOI document unless specifically called for.
5. References, information and performance certificates from the respective clients certifying suitability, technical know-how or capability of the applicant should be signed by an officer not below the rank of the Executive Engineer or equivalent.

6. Any information furnished by the applicant found to be incorrect, either immediately or at a later date, would render him liable to be debarred from taking up the project.
7. Without being liable for damages or obligation or reason to the applicant, BRIC-inStem reserves the right to –
  - i. Amend the scope and value of work.
  - ii. Restrict the short listing of firms to any number deemed suitable
  - iii. Reject any or all of the applicants.
8. Any effort on the part of the applicant or his agent to exercise influence or to pressurize the employer would result in rejection of his application. Canvassing of any kind is **strictly** prohibited.
9. **Validity** : EOIs shall remain valid for a period not less than 60 (sixty) days from the deadline for the EOI submission stipulated in Section I. An EOI valid for a shorter period shall be rejected as nonresponsive. In case the day upto which the EOIs are to remain valid falls on/ subsequently declared a holiday or closed day for the Procuring Entity, the EOI validity shall automatically be deemed to be extended up to the next working day.
10. **Responsibility of agency / consultants**: Consultants must advise the Procuring Entity immediately in writing of any material change to the information provided in their EOI submission, including any substantial change in their ownership, eligibility, or financial or performance capacity. For shortlisted Consultants, this requirement applies until a contract is awarded in the following RFP process. For the consultant successful in the RFP process, this requirement shall apply till the execution of the resultant contract.
11. The BRIC-inStem reserves its right to call for verification, originals of all self-certified copies of uploaded documents from the consultants during the following RFP Process. If the shortlisted consultant fails at that stage to provide such originals or, in case of substantive discrepancies in such documents, it shall be construed as a breach of the Code of Integrity. Such RFP proposals shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach.

12. The BRIC-inStem will publish a Request for Proposal (RFP) addressed exclusively to shortlisted Consultants for the following procurement process through the eProcurement portal. Such shortlisted Consultants shall be responsible for being on the lookout for the RFP on the portal. While publishing the RFP, the Procuring Entity reserves its right to elaborate further on the brief overview of the proposed procurement/scope of work, qualification Criteria and other terms & conditions without vitiating the shortlisting process. Shortlisted Consultants shall have no claim in this regard.
13. **Code of Integrity** : Code of Integrity and penalties for violating the Govt of India, Ministry of Finance, Department of Expenditure shall apply to this REOI/EOI process. Procuring authorities, consultants, suppliers, contractors, and consultants should observe the highest standard of integrity and not indulge in prohibited practices or other misdemeanours, either directly or indirectly, during the entire procurement Process (including this EOI) or the execution of resultant contracts.
14. **Contact** : Prospective applicants can seek any clarification in this regard from the office of the Civil Engg., Arch., & Int., BRIC-inStem at the address mentioned above, Phone no: 080-6194-8166/8171 email [krakshith@instem.res.in](mailto:krakshith@instem.res.in), [rajesh@instem.res.in](mailto:rajesh@instem.res.in)
15. BRIC-inStem reserves its right not to respond to any question raised or provide clarification sought in its sole discretion.
16. BRIC-inStem, Bangalore, shall forward these EOI documents to the architect firms that are found suitable for this work and invite them to apply for this work.
17. **Final Decision Making Authority:**
- a. Director, inStem reserves the right to accept or reject any application and/or to annul the selection process and reject all applications at any time without assigning any reason or incurring any liability to the applicants.
  - b. The decision of the Director, BRIC-InStem, Bangalore, in respect of the REOI/EOI, shall be final and shall not be open to challenge in any Court of Law.
18. **Jurisdiction:** This REOI is subject to Indian Law, and if any disputes arise, the place of performance and jurisdiction is the Location of the Principal/Owner/Organization who has floated this REOI.

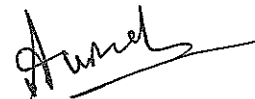
**19. Organisational Structure:** The applicant should have a sufficient number of architects, structural Engineers and other specialist professionals. The applicant shall submit a list of key professionals stating clearly how they would be deployed in this project. The in-house capability of the firm should be brought out clearly indicating the disciplines for which the firm would like to take consultancy from consortium members / sub consultants, if any. All such consortium members, sub consultants shall also furnish the details required.

**20. Disclaimer:** The information in this document has been prepared to assist the Architects/Architectural firm in preparing the non binding EOI and it is clarified that:

- i. It does not constitute an invitation to offer or an offer in relation to the transaction.
- ii. This document does not constitute any contract or agreement of any kind whatsoever.
- iii. This document does not support to contain all the information that the interested Architects/Architectural firms and their advisors would desire or require in reaching decisions as to the requirement. Interested Architects/Architectural firms should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
- iv. Neither the information in this document nor any other written or oral information in relation to the requirement or otherwise is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract or arrangement in relation to the transaction and should not be relied on as such. Neither BRIC-inStem nor their employees or advisors shall be liable to any interested party or any entity under any law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of inStem, Bangalore, or their

Employees or advisors or otherwise arising in any way from the selection process herein.

- v. BRIC-inStem is not bound to accept any or all the EOIs and reserves the right to reject/restrict any or all EOIs without assigning any reasons. No applicant shall have any cause of action or claim against BRIC-inStem, or its officers, employees, advisors, agents, successors or assignees for rejection/restrictions of this EOI.
- vi. Failure to provide information that is essential to evaluate the applicant's qualifications or substantiation of the information supplied, shall result in disqualification of the applicant.
- vii. Consultants/firms shall not assume that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither BRIC-inStem nor any of their respective officers or employees or advisors or agents make any representation or shall have any responsibility or liability whatsoever in respect of any statements or omissions herefrom. Any liability is accordingly expressly disclaimed by BRIC-inStem, Bangalore or any of their respective officers, employees, advisors or agents, whether negligent or otherwise.



**Registrar, BRIC-inStem**

**Tender Inviting Authority**



## **SECTION-V:INSTRUCTIONS REGARDING ONLINE SUBMISSION**

The intending firms must read the terms and conditions of this REOI carefully. Participants should only submit the EOI if considers himself/herself eligible and are in possession of all the documents required.

**The EOI should be submitted through e-Wizard portal (<https://dbt.euniwizarde.com/>) only and in the standard formats uploaded in the portal. Any other form of submission and change in the departmental formats will not be acceptable and summarily rejected.**

The firms are required to submit soft copies of their EOI electronically on the e-Wizard Portal using valid Digital Signature Certificates. Below mentioned instructions are meant to guide the firms for registration on the e-Wizard Portal, prepared in accordance with the requirements and submit their EOI online on the e-Wizard Portal. For more information, firms may visit the Portal (<https://dbt.ewizard.in> )

### **1. Registration Process On Online Portal**

- A. Firms to enroll on the e-Procurement module of the portal <https://dbt.ewizard.in> by clicking on the link "Bidder Enrolment".
- B. The firms choose a unique username and assign a password for their accounts. Firms are advised to register their valid email address and mobile numbers as part of the registration process. This would be used for any communication from the e-Wizard Portal.
- C. Firms to register upon enrolment, with their valid Digital Signature Certificate (Class III Certificates with signing and Encryption key) issued by any Certifying Authority recognized by CCA India with their profile.
- D. Only one valid DSC should be registered by a firm. Please note that the firms are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
- E. Firms then logs in to the site through the secured log-in by entering their user ID/password and the password of the DSC / e-Token.

F. After registration send mail to Helpdesk:  
helpdeskeuniwizarde@gmail.com for Account activation.

G. As per DBT wizard portal norms 'Registration Fee' will be applicable.

## **2. Tender Documents Search**

- A. Various built-in options are available in the e-Wizard Portal like Department name, Tender category, estimated value, Date, other keywords, etc. to search for a tender published on the Online Portal.
- B. Once the Firms have selected the tenders they are interested in, they may download the required documents/tender schedules. These tenders can be moved to the respective 'Interested tenders' folder.
- C. The firms should make a note of the unique Tender No assigned to each tender; in case they want to obtain any clarification/help from the Helpdesk.

## **3. EOI Submission Preparation**

- A. Firms should take into account any corrigendum published on the tender document before submitting their EOIs.
- B. Please go through the advertisement and the REOI document carefully to understand the documents required to be submitted as part of the EOI.
- C. Please note the number of covers in which the EOI documents have to be submitted, the number of documents - including the names and content of each of the documents that needs to be submitted. Any deviations from these may lead to rejection of the EOI.
- D. The firm, in advance, should get ready the EOI documents to be submitted as indicated in the tender document/schedule and generally, they can be in PDF/XLSX/PNG, etc. formats.

**4. EOI Submission**

- A. Firms log into the site well in advance for EOI submission so that he/she uploads the EOI in time i.e. on or before the EOI submission time. Firms will be responsible for any delay due to other issues.
- B. The firms to digitally sign and upload the required documents one by one as indicated in the tender document.
- C. The server time (which is displayed on the dashboard) will be considered as the standard time for referencing the deadlines for submission of the EOIs by the firms, the opening of EOIs, etc. The firms should follow this time during EOI submission.
- D. All the documents being submitted by the firms would be encrypted using PKI encryption techniques to ensure the secrecy of the data, which cannot be viewed by unauthorized persons until the time of EOI opening.
- E. The uploaded documents become readable only after the opening by the authorized EOI openers.
- F. Upon the successful and timely submission of EOIs, the portal will give a successful submission message & a summary will be displayed with the EOI no. and the date & time of submission of the EOI with all other relevant details.
- G. The off-line tender shall not be accepted and no request in this regard will be entertained whatsoever.

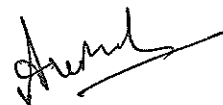
**5. Amendment Of REOI Document**

- A. At any time prior to the deadline for submission of proposals, the institute reserve the right to add/modify/delete any portion of this document by the issuance of a Corrigendum, which would be published on the website and will also be made available to the all the Firm who has been issued the REOI document. The Corrigendum shall be binding on all participating firms and will form part of the EOI documents.

**6. Assistance To Participating Firms**

A. Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.

B. Any queries relating to the process of online EOI submission or queries relating to e- Wizard Portal, in general, may be directed to the e-Wizard Helpdesk. The contact number for the helpdesk is 8448288994/86/87/89/88/81/90/92/82 011-49606060, 07903269552, 9355030608, 9055030613, 7903810198, 9355030606, 9315620706, 9355030623, 9355030628, 8800526452, 9205898228, 9122643040, 9355030604, [eprochelpdesk.01@gmail.com](mailto:eprochelpdesk.01@gmail.com), [eprochelpdesk.44@gmail.com](mailto:eprochelpdesk.44@gmail.com),



**Registrar, BRIC-inStem**

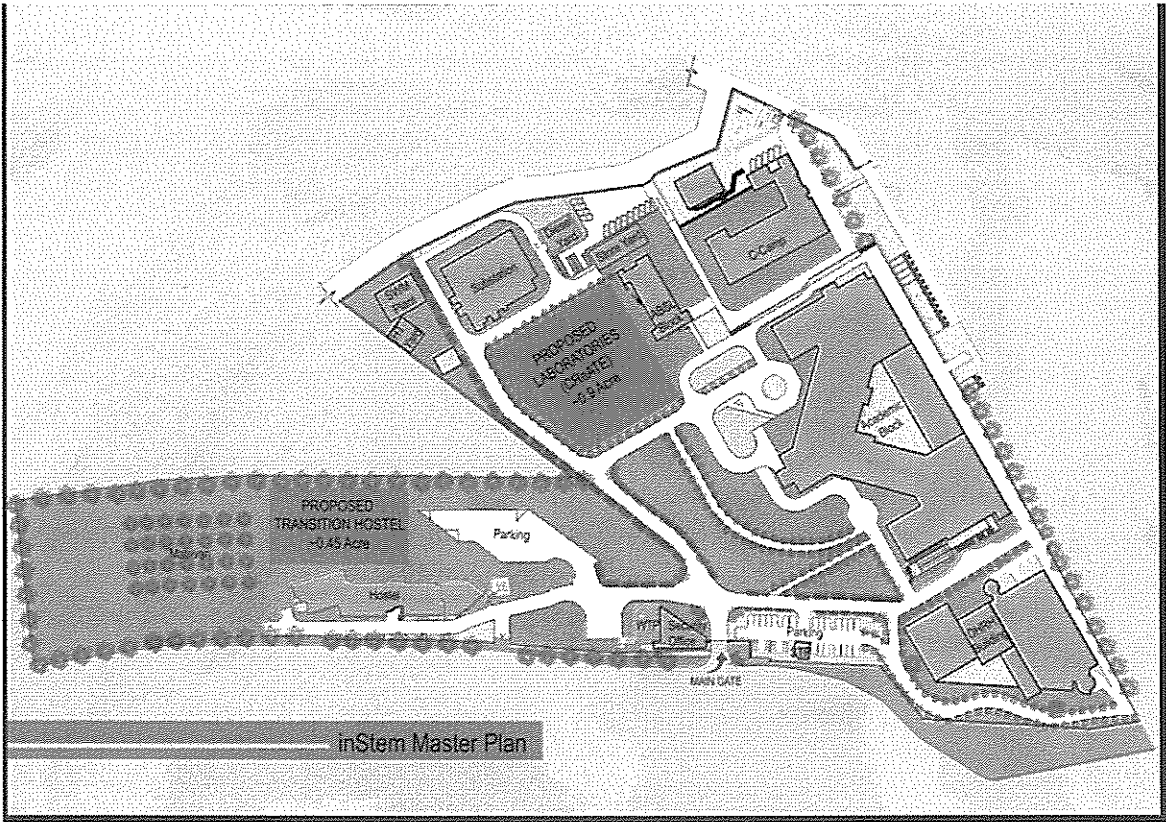
**Tender Inviting Authority**

ROEI No.01/2025-26

**ROEI Notice No: inStem/15021/15/ROEI-01/2025-26 Dated 22.12.2025**

**SECTION – VI : ANNEXURES & FORMS**

**ANNEXURE-1 : Campus Plan with Proposed Locations**



**ANNEXURE-2:**  
**LETTER OF TRANSMITTAL**

**FROM :**

.....  
.....  
.....  
.....

**TO**

**The Director,**  
The Institute for Stem Cell Biology and Regenerative  
Medicine, GKVK,  
Post Box No:6506, Bellary  
Road, Bangalore 560 0610

**SUBJECT: Submission of EOI from Architects / Architectural firms PROVIDING  
COMPREHENSIVE ARCHITECTURAL DESIGN CONSULTANCY SERVICES TO  
THE PROPOSED CReATE LABORATORY & ASSOCIATED BUILDINGS AT  
BRIC-InStem CAMPUS, BANGALORE.**

Dear Madam

Having examined the details given in REOI Notice and EOI document for the above project, I/we hereby submit the relevant information.

1. I/We, M/s \_\_\_\_\_, hereby certify that We are a firm (or members of our JV/C are) of proven, established, and reputed Consultant having the required Experience, Past performance,

Personnel, and Financial capability, with offices at\_\_\_\_\_.

2. We comply with all the eligibility criteria stipulated in this REOI document, and the relevant declarations are made along with documents in Form.
3. We fully meet the qualification criteria stipulated in this REOI document, and the relevant details are submitted along with documents in Form
4. We undertake to provide originals of all self-certified copies of uploaded documents during the RFP Process. We have understood the ramifications of failure to do so as detailed in REOI.
5. We have / don't have any conflict of interest with any other Consultant as
6. No commissions and gratuities have been paid or are to be paid to agents or any other party by us relating to this REOI and RFP processes.
7. Following commissions and gratuities have been paid/ are to be paid to agents or any other party by us relating to this procurement process: ---  
-----
8. I/We hereby certify that all the statements made and information supplied in the enclosed forms "A" to "E" and accompanying statements are true and correct.
9. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
10. I/We also in Stem, Bangalore or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
11. I/We submit the following certificates in support of our suitability, technical know-how and capability for having successfully completed the following projects along with prescribed format:
12. I/We agree to keep our EOI valid for acceptance for a period upto -----, as required in the REOI document, or for a subsequently extended period, if any, agreed to by us
13. I/We understand that you are not bound to accept the lowest or any EOI you may receive against your above-referred REOI document.

14. I/We confirm that we have not changed/ edited the contents of the downloaded EOI Formats. We realise that any such change noticed at any stage, including after the contract award, shall be liable to punitive action in this regard stipulated in the REOI document. We also confirm that scanned copies of documents/ affidavits/ undertakings uploaded along with our EOI are valid, true, and correct to the best of our knowledge and belief. We shall be responsible if any dispute arises regarding the validity and truthfulness of such documents/ affidavits/ undertakings. Upon our successful shortlisting, we undertake to submit for scrutiny, on-demand by the Procuring Entity, originals and self-certified copies of all such certificates, documents, and affidavits/ undertakings.

15. I/We confirm that we are duly authorised to submit this EOI and make commitments on behalf of the consultant. Supporting documents are submitted in Form, annexed herewith. We acknowledge that our digital/digitised signature is valid and legally binding.

Sl. No.	Name of work	Certified by/from

**Enclosures:**

**Signature(s) of Applicant(s)**

**Seal of Applicant**

**FORM-A**

REOI document No. .... Tender Title: .....

Services Consultant's Name

\_\_\_\_\_

[Address and Contact Details]

Consultant's Reference No. \_\_\_\_\_

Date.....

**ORGANISATIONAL STRUCTURE**

1	Name & Address of the applicant with Telephone No/Fax No/Email ID	
2	a. Year of Establishment  b. Date & Year of commencement of practice.	
	Legal status of the applicant (attach copies of original document defining	
	a) A proprietary firm	
	b) A firm in partnership	
	c) A limited company or Corporation/Joint venture/Consortia	
	Names of Directors & other executives with designation	

	Designation of individuals authorized to act for the organization.	
	<p>Total No. of professional staff (in house):</p> <p>a) Architects</p> <p>b) Planners</p> <p>c) Structural Engineers</p> <p>d) Quantity Surveyors</p> <p>e) PHE Engineers</p> <p>f) Electrical Engineers</p> <p>g) HVAC</p> <p>h) Fire Fighting</p>	

7	Was the applicant ever required to suspend the project for a period of more than six months continuously after you	
8	Has the applicant or any partner in case of partnership firm, ever abandoned the awarded project before its completion? If so, give name of	
9	Has the applicant or any constituent partner in case of partnership firm, ever	

	been ever been debarred/black listed for competing in any organization at any time? If so,	
10	Has the applicant or any constituent partner in case of partnership firm,	
11	in which field of Consultancy, the applicant has specialization & interest	
12	Any other information considered necessary but not included above.  Certificate of Merit or Grade in any Competition	
a.		
b.		
c		
d	Enlistment with Government/Private bodies	
13	Address of local office (in Bangalore)	

**Signature(s) of Applicant(s)**

**Seal of Applicant**

**FORM- B**

**Format of Curriculum Vitae (CV) of Key Professionals**

REOI document No. REOI/ xxxx; Tender Title:

Services Consultant's Name

\_\_\_\_\_

[Address and Contact Details]

Consultant's Reference No. \_\_\_\_\_

Date.....

(This form to be furnished not only by the Prime Architect/Architectural firm applying for the prequalification, but also furnish separately for each member of consortium / sub consultants who would be associated with this project work)

**KEY PROFESSIONAL**

Name of Firm	
Professional	
Date of Birth	
Years with Firm	
Nationality	
Membership in Professional Societies	
Detailed Task Assigned	
Key Qualifications	

**Education**

TITLE	BOARD/UNIVERSITY	GRADE	YEAR OF PASSING

ROEI No.01/2025-26


**Employment Record:**

Name of the Firm	Position Held	Years of Employment

**Languages:**

Language	Speaking	Reading	Writing
English			
Hindi			
Kannada			

**Certification**

I, the undersigned, certify that to the best of my knowledge and belief, these bio-data correctly describe my qualifications, my experience and myself.

**Seal & Signature**

**Date**

**FORM – “C”**

**DETAILS OF ALL WORKS OF SIMILAR NATURE OF ASSIGNMENT**

ROEI document No. ROEI/ xxxx; Tender Title:

Services Consultant's Name

\_\_\_\_\_

[Address and Contact Details]

Consultant's Reference No. \_\_\_\_\_

Date.....

Sl.No	Description	Details
1	Name of work / Project and location	
2	Name & Address of Employer	
a	/organization, Telephone no. of officer to whom reference may be made.	
b	Client	
3	Cost of work in Rs. Lakhs (Attach copy of contract agreement)	
4	Date of commencement as per contract	
5	Stipulated date of completion	
6	Actual date of completion	
7	Litigation/ arbitration pending/in progress with details	

ROEI No.01/2025-26

8	Service rendered by	
a	In house teams	
b	Associated Consultants /Consortia Members	
9	Names of Project In charge & Key staff & nos. of staff involved.	

Seal & Signature

**FORM-'D'**

**PERFORMANCE REPORT OF WORKS**

REOI document No. REOI/ xxxx; Tender Title:

Services Consultant's Name

\_\_\_\_\_

[Address and Contact Details]

Consultant's Reference No. \_\_\_\_\_

Date.....

1	Name of work/Project & Location				
2	Agreement No.				
3	Date of start				
4	Date of completion				
5	Amount of compensation levied for delayed completion, if any				
6	Performance report				
I.	Quality of work (Planning)				
II.	Timely furnishing of detail				
III.	Technical Proficiency				
IV.	Resourcefulness				
V.	General Approach & Behaviour				

Authorized Seal & Signature for issuing the certificate

**FORM ' E '**

**Average Annual Turnover**

REOI document No. REOI/ xxxx; Tender Title:

Services Consultant's Name

\_\_\_\_\_

[Address and Contact Details]

Consultant's Reference No. \_\_\_\_\_ Date.....

*Note: Each Consultant or member of a Joint Venture/Consortium making up a Consultant must fill in these forms.*

Annual Turnover Data (Rs Crores) for the Last Five(5) Financial Years		
Year	Total Turnover Amount	Turnover from Consultancy Services (supported by a certificate from the Chartered Accountants)
Average Annual Turnover		

**Seal & Signature**